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TO: Paul S. McCulla, County Administrator

FROM: Frederick P.D. Carr, Director

SUBJECT: Wastewater Treatment Plant Capacity Investment

DATE: April 30, 2007

The nine designated Service Districts within the Comprehensive Plan are designed to accommodate the higher density residential, commercial and industrial uses in the County. Through the CIP and annual budget (e.g., County, WSA), the major utility and public facility investments are focused within or in close proximity to these locations. The Service Districts total \pm 6.3 percent of the Fauquier County's 422,400 acres, while their buildout populations are expected to fall within 65,000 to 75,000 residents, along with the supporting business, employment and service industry development.

As indicated in the Comprehensive Plan and the recently produced *Business Development Strategies, Preliminary Findings and Recommendations*, two key elements in supporting this long standing growth management objective within Service Districts are the availability of public sewer and water services. Fauquier County Water and Sanitation Authority sewer plant capacities in New Baltimore (0.60 to 0.95 mgd) and Remington (1.4 to 2.5 mgd) have served as some of the major limiting factors to the residential and business development carrying capacities and buildout for the New Baltimore, Bealeton, Opal and Remington Service Districts.

The EPA and the DEQ standards, regarding Chesapeake Bay nutrient loadings and the December 2010 deadline for jurisdictions to complete their environmental upgrades and plant expansions to their capped capacities, have placed a significant financial challenge before this County. The more rural communities are forced to consider costly facilities expansion well before the demand is established, or to engage in "Russian Roulette" and bank on the position that the deadline for the capped capacity will be extended. If the deadline were not extended and our plant capacities were set as reflected in the April WSA work session, then the Board of Supervisors may well need to: (a) re-examine in the near future whether the Service District boundaries need to be adjusted, along with the designated land use categories and development scales; (b) review the impacts of the state mandated residential density requirements of 4 units per gross acre for designated "urban development areas"; (c) assess the advisability, cost, management and scale of non-discharge or discharge package treatment plants to serve that development; and (d) identify the unintended impacts on the rural area growth.